

THIS INSTRUMENT PREPARED BY

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STATE MS.-DE SOTO CO.
FILED

MAY 9 9 48 AM '00

BK 372 383
V.I. L.K.

WARRANTY DEED

ELIOT D. COHEN AND STANLEY M. COHEN

GRANTORS

TO

LAURENCE M. BLOCH, ALVIN J. LAZAROV
 AND BEN H. REISMAN, as Tenants in common
 in the shares as set out herein below

GRANTEES

FOR AND IN CONSIDERATION of the sum of ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ELIOT D. COHEN and STANLEY M. COHEN, do hereby sell, convey and warranty unto LAURENCE M. BLOCH an undivided $\frac{1}{2}$ interest, ALVIN J. LAZAROV an undivided $\frac{1}{4}$ interest and BEN H. REISMAN an undivided $\frac{1}{4}$ interest, as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

PARCEL I:

Being a description of Lot 2 of the Cohen Commercial Subdivision as recorded in Plat Book 43, Page 42, at the DeSoto County Court Clerk's Office, located in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 13, Township 1 South, Range 8 West, DeSoto County, Mississippi and being more particularly described as follows:

COMMENCING at a point on the South line of said Section 13, said point being 2,607.80 feet, more or less, East of the Southwest corner of said Section 13, as measured along the South line of said Section 13; thence North 00 degrees 27 minutes 21 seconds West, a distance of 55.70 feet to a point on the North line of State Line Road (53.00 feet North of the centerline); thence North 88 degrees 33 minutes 42 seconds East along the North line of said State Line Road, a measured distance of 36.64 feet (call 36.49 feet) to a found iron pin, said iron pin being the Southeast corner of Lot 1 of the said Cohen Commercial Subdivision and the point of beginning; thence North 02 degrees 02 minutes 32 seconds West, a measured distance of 229.90 feet (call 230.01 feet) to a found iron pin; thence North 88 degrees 33 minutes 42 seconds East, a called and measured distance of

166.01 feet to a point; thence South 02 degrees 02 minutes 32 seconds East, a measured distance of 229.90 feet (call 230.01 feet) to a point on the North line of said State Line Road (53.00 feet north of the centerline); thence South 88 degrees 33 minutes 42 seconds West, along the North line of said State Line Road, a called and measured distance of 166.01 feet to the point of beginning and containing 38,164 square feet or 0.876 acres.

PARCEL II:

That certain permanent easement for ingress and egress as described in Deed of record in Deed Book 273, Page 540, in the records of the Chancery Court Clerk of DeSoto County, Mississippi, and being more particularly described as follows:

Beginning at a point in the North line of State Line Road (106-foot R.O.W.), said point being 2,860.60 feet East of the West line of Section 13, Township 1 South, Range 8 West, in DeSoto County, Mississippi, and further described as being the Southeast corner of the Lease Area described in Lease Book 61, Page 231; thence North 01 degree 17 minutes 56 seconds West, and with the East line of said Lease Area, a distance of 230.01 feet to a point; thence North 89 degrees 18 minutes 51 seconds East, a distance of 30.00 feet to a point; thence South 01 degree 17 minutes 56 seconds East, a distance of 230.01 feet to a point in the North line of State Line Road; thence South 89 degrees 18 minutes 51 seconds West, and with said North line, a distance of 30.00 feet to the point of beginning and containing 6,900 square feet. And being situated in the Southeast quarter.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in Southaven, DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record; any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property; Easements to Texas Gas Transmission Corporation recorded in Book 37, Page 339, Book 46, Page 146, Book 70, Page 30, Book 70, Page 619, as Modified by Agreement recorded in Deed Book 230, Page 572 and as partially released in Book 190, Page 81, all in the Office of the Chancery Clerk of DeSoto County, Mississippi; and Sewer Easement granted to the City of Southaven recorded in Book 160, Page 332, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for the year 2000 are to be prorated between the parties.

Possession is to be given with delivery of Deed.

WITNESS the signature of the Grantors this 1st day of May, 2000.

[Signature]
ELIOT D. COHEN

[Signature]
STANLEY M. COHEN

STATE OF Tennessee
COUNTY OF Shelby

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, the within named ELIOT D. COHEN, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned and for the purpose therein mentioned.

GIVEN under my hand and seal this 1st day of May, 2000.

[Signature]
Notary Public

My Commission Expires:

7/29/02

STATE OF Tennessee
COUNTY OF Shelby

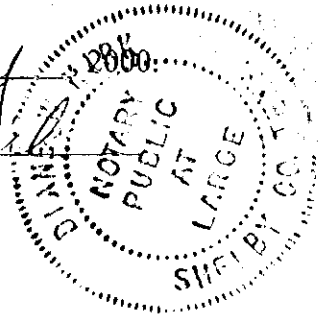
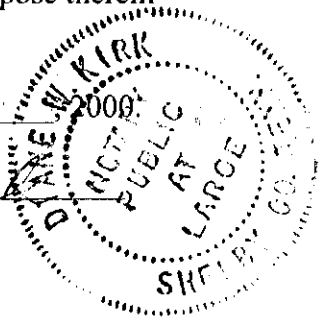
PERSONALLY appeared before me, the undersigned authority in and for the said County and State, the within named STANLEY M. COHEN, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned and for the purpose therein mentioned.

GIVEN under my hand and seal this 1st day of May, 2000.

[Signature]
Notary Public

My Commission Expires:

7/29/02



GRANTORS ADDRESS:

Eliot D. Cohen

cto Cohen RealtyP.O. Box 190Clarksdale, ms 38614

Bus: 662-627-7311

Home: NA

Stanley M. Cohen

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GRANTEES ADDRESS:

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